

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326**

REGULAR MEETING MINUTES

June 13, 2006

7:00 P.M.

1. CALL TO ORDER

Chairperson Napolitano called the meeting to order at 7:00 p.m.

2. ROLL CALL

Members Present: Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Hawley, Boardmember Jimenez, Boardmember Wrublik, Boardmember Richardson, and Alternate Boardmember Stafford (served on the Board in the absence of Boardmember Kempiaik). Council Liaison Hardesty was also present.

Members Absent: Boardmember Kempiaik.

Departments Present: Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Assistant Fire Chief bob Costello, and Town Engineer Scott Ziprich.

3. APPROVAL OF MINUTES FROM MAY 23, 2006 WORK SESSION MEETING

A motion was made by Boardmember Hawley and seconded by Vice Mayor Zwerg to approve the minutes from the May 23, 2006 Work Session Meeting as presented. Motion passed unanimously.

4. APPROVAL OF MINUTES FROM MAY 23, 2006 REGULAR MEETING

A motion was made by Boardmember Hawley and seconded by Boardmember Jimenez to approve the minutes from the May 23, 2006 Regular Meeting as presented. Motion passed unanimously.

5. OLD BUSINESS

5A. Sienna Hills Preliminary Plat- PP05-49

Steve Earl of Earl, Curley, and LeGard was available to answer the Board's questions and showed a slide presentation of Phase 1, pointing out that it is similar to Trillium, and has an agreement with the School District. A motion was made by Boardmember Hawley and seconded by Boardmember Stafford to approve the 444 acre preliminary plat consisting of approximately 1035 units generally located northwest of McDowell Road and the 211th Avenue Alignment with all stipulations. Motion passed unanimously.

6A. White/Carter Properties Annexation-A05-22

Planner Adam Zaklikowski and land owner Connie White were available to answer the Board's questions and stated that the land is in the process of being cleaned up to be in compliance for a rezone. A motion was made by Boardmember Wrublik and seconded by Vice Chairman Zwerg to recommend approval to the Town Council for the annexation of four (4) parcels totaling approximately ten (10) acres in size from Maricopa County into the Town of Buckeye, located west of Rainbow Toad and south of the Buckeye Canal. Boardmember Richardson voted nay. Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Hawley, Boardmember Jimenez, Boardmember Wrublik, and Boardmember Stafford voted aye. Motion carried.

6B. A05-27 Gila River Equestrian Estates

Stacey Barrett on behalf of the applicant was available to answer the Board's questions. A motion was made by Boardmember Wrublik and seconded by Boardmember Richardson to approve the annexation of 80± acres from Maricopa County to the Town of Buckeye, located west of the southwest corner of Miller Road and Hazen Road. Motion passed unanimously.

6C. Discount Steel Annexation-A06-03

A motion was made by Boardmember Stafford and seconded by Vice Chairman Zwerg to move this item to the end of the meeting to allow the applicant to be present. Motion passed unanimously. Tamara Smith told the Board that it may be an office building in the future. A motion was made by Boardmember Wrublik and seconded by Boardmember Richardson to approve the annexation of one (1) parcel of less than one (1) acre in size from Maricopa County in to the Town of Buckeye, located at 1144 N. 191st Avenue, south of Interstate 10 and north of Roosevelt Street. Motion passed unanimously.

6D. Cowell Property Annexation-A06-1

A motion was made by Boardmember Hawley and seconded by Vice Mayor Zwerg to table the annexation of 5± acres from Maricopa County to the Town of Buckeye, generally located south of the Yuma Road alignment and east 315th Avenue alignment. Motion passed unanimously.

6E. Tuthill Farms Rezoning

Steve Earl of Earl, Curley, and LeGard was available to answer the Board's questions. A Public Hearing was opened at 7:40 p.m. to hear citizen input on the proposed rezoning. Beverly Bushong voiced her concern about the future of the development and the Loop 303 Drainage Master Plan. Marcella Eggstein is apposed to the road alignment and feels there is too much potential traffic. Darrell Shuppe feels like the park or retention basin will attract too many people around his livestock. Josie Donaldson also feels like there would be too much traffic and there will be congestion and traffic accidents. Steve Earl explained that irrigation service will not be interrupted and that the alignment was put in place because it was required by the Town. Laurie Wells, who borders 199th Avenue, is concerned about the traffic and the danger it poses to her family. There being no further input from the public the hearing was closed at 7:57 p.m. A motion was made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the rezoning of 91± acres from Planned Community (PC) to Planned Residential (PR) located at the southeast corner of Tuthill Road and Dunlap Road with Stipulation No. 6 to read "Existing irrigation will not be interrupted". Motion passed unanimously.

6F. Curl & Tease Salon Rezoning-RZ05-42

The Board voiced concern about the business being near the school and on the edge of a residential area may set precedence. Staff told the Board that the community supports the business and the southwest theme would be appealing. A public hearing was opened at 8:00 p.m. to hear citizen input on the proposed rezoning. There being no public comment the hearing recommend approval to the Town Council for a rezoning from Mixed Residential (MR) to Commercial Center (CC) located at 517 Clanton Avenue, on the southwest corner of S. 6th Street and Clanton Avenue in the Town of Buckeye. Boardmember Stafford and Boardmember Jimenez voted nay. Boardmember Richardson, Boardmember Wrublik, Chairman Napolitano, Vice Chairman Zwerg, and Boardmember Hawley voted aye. Motion carried.

6G. Sidney Parc-GPA(min)06-04

Robert Bisourno of Bues Gilbert was available to answer the Board's questions. A public hearing was opened at 8:10 p.m. to hear citizen input on the proposed plan. There being not public comment the hearing was closed at 8:10 p.m. A motion was made by Vice Chairman Zwerg and seconded by Boardmember Wrublik to approve the amendment to the general plan on 66± acres from Employment Corridor to Single-Family Residential and General Commercial located at the northwest corner of MC85 and Airport Road. Boardmember Stafford voted nay. Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Hawley, Boardmember Jimenez, Boardmember Wrublik, and Boardmember Richardson voted aye. Motion carried.

6H. Festival Marketplace Site Plan (Festival Ranch Parcel LL1)-SP05-44 Gary Peterson of the Peterson Group told the Board that they are proud of their plans for retail sites and showed the Board a Powerpoint slide. This will be anchored by Fry's Marketplace. A public hearing was opened at 8:16 p.m. to hear citizen input on the proposed plan. There being not public comment the hearing was closed at 8:16 p.m. A motion was made by Vice Chairman Zwerg and seconded by Boardmember Stafford to approve a site plan for the Festival marketplace shopping center to be located at the northeast corner of Sun Valley Parkway and Canyon Springs Boulevard in the Town of Buckeye, 19± acres in size with all stipulations and the amended stipulations 1. The development of this site shall be in substantial conformance to the Site Plan dated May 1, 2006 and any subsequent changes as required in the following stipulations. 2. Per the Festival Ranch Community Master Plan, Section III A, this site plan approval is valid for a period of two (3) years from the date of the Development Board approval. A six-month extension of the site plan approval may be granted by the Development Board upon receipt of a letter from the applicant prior to the expiration date indicating proper cause. If a building permit has not been requested within the allowed time period, a new application shall be filed with the Town. 45. More substantial landscaping shall be placed directly in front of the shopping plaza building and is subject to review by the Community Development Director or designee. 46. Final building elevations are subject to approval by the Community Development Director or designee. Motion passed unanimously.

6I. Rainey House- SP06-33

Jim Harkin of the Buckeye Main Street Coalition told the Board that it is important that the house is moved as soon as possible and the site plan would change because the house will have to stay where it is moved. No date has been set. A public hearing was opened at 8:28 p.m. to hear citizen input on the proposed plan. Beverly Bushong told the Board she is glad to see the Town and citizens working together on the house moving. There being no further public comment the hearing was closed at 8:29 p.m. A motion was made by Vice Chairman Zwerg and seconded by Boardmember Jimenez to approve the site plan for the Rainey House to be relocated to the northwest corner of MC85 and 6th Street in the Town of Buckeye. Motion passed unanimously.

6J. San Madera-PP06-03

Nathan Osborne and Jacob Sheppard of Evergreen Communities were available to answer questions. A public hearing was opened at 8:37 p.m. to hear citizen input on the proposed plan. There being no public comment the hearing was closed at 8:37 p.m. Chairman Napolitano abstained. A motion was made by Boardmember Stafford and seconded by Boardmember Hawley to approve the 150± acre Preliminary Plat consisting of 489 single-family residential lots generally located at the northwest corner of Watson Road and Broadway Road with stipulation No. 42. to read "Prior to Final Plat submittal, the developer shall work with staff to mitigate the variation in elevation between the RID Canal, and the rear yards of the homes that will be backing the canal". Motion passed unanimously.

6K. Verrado, Preliminary Plat for parcel 5.502 through 5.505, Phase 3 North- PP06-13

Kurt Jones was available to answer the Board's questions. A motion was made by Boardmember Hawley and seconded by Vice chairman Zwerg to approve the preliminary plat for Parcels 5.502-5.505 within Phase 3 North of the Verrado Master Planned Community generally located west of Golf Drive and north of Sunrise Lane with all stipulations. Boardmember Jimenez abstained. Boardmember Richardson, Boardmember Wrublik, Boardmember Stafford, Chairperson Napolitano, Vice Chairman Zwerg, and Boardmember Hawley voted aye. Motion carried.

6L. CMP05-03 Montiere Community Master Plan

Manjula Vaz addressed past concerns from the Board and showed a slide of the plan. A public hearing was opened at 8:57 p.m. to hear citizen input on the proposed site plan. Dean Palmer asked about his property access and was assured that he would have access. There being no further public comment the hearing was closed at 9:05 p.m. Boardmember Stafford abstained. A motion was made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve a Community Master Plan generally between Northern Road and Glendale Road and between Johnson Road and 315th Avenue, totaling 593± acres with stipulation No. 34. to read the developer shall complete the half street improvement for 315th Avenue. Boardmember Richardson, Boardmember Wrublik, Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Hawley, and Boardmember Jimenez voted aye. Motion carried.

7.COMMENTS FROM THE PUBLIC

Jerry Lane spoke about Item 6C expressing his concerns that the residential area is getting phased out and that the flight pattern was not considered.

8.REPORTS FROM STAFF

Bob Bushfield told the Board that June 5, 2006 annexations policies passed written by Consultant Sanjay Jeer.

9.COMMENTS FROM THE DEVELOPMENT BOARD

Boardmember Richardson-reminded everyone about the Sundance Fire Station Open House on June 24th.

Boardmember Wrublik-None

Boardmember Kempiaak-Absent]

Chairperson Napolitano-asked everyone to read "Growing Smarter".

Vice Chairman Zwerg-None

Boardmember Hawley-None

Boardmember Jimenez-None

Alternate Boardmember Stafford-None

10.ADJOURNMENT

There being no further business to come before the Board a motion was made by Vice Chairman Zwerg and seconded by Boardmember Hawley to adjourn the meeting at 9:30 p.m. Motion passed unanimously.

Annette Napolitano, Chairman

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Planning and Development Board Regular Meeting held on the 13th day of June, 2006. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk